

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** KPC Coachella Specific Plan EIRLead Agency: City of CoachellaContact Person: Gabriel PerezMailing Address: 53990 Enterprise WayPhone: 760-398-3502 ext. 122City: CoachellaZip: 92236County: Riverside**Project Location:** County: Riverside City/Nearest Community: CoachellaCross Streets: Interstate 10, Vista del Norte Zip Code: 92236Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 49.44 " N / 116 ° 6 ' 18.77 " W Total Acres: 2,807Assessor's Parcel No.: multiple Section: multiple Twp.: multiple Range: multiple Base: multipleWithin 2 Miles: State Hwy #: I-10 Waterways: Coachella CanalAirports: None Railways: None Schools: None**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: TPM, Dev. Agreement

**Development Type:**

Residential: Units 9,536 Acres 1,290  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type 179 acres, ROW/streets  
 Commercial: Sq.ft. 2,040,518 Acres 305 Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW  
 Educational: 71 acres, 4 schools  Waste Treatment: Type \_\_\_\_\_ MGD  
 Recreational: 395 acres, parks, greenways, and amenity centers  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**General Plan: Resort District; Zoning: General Commercial, Residential Single Family, and Open Space**Project Description:** *(please use a separate page if necessary)*

The proposed Project is the KPC Coachella Specific Plan and related approvals, which propose a master planned residential community on approximately 2,807 (conceptual) acres of currently undeveloped land, entirely located within the City of Coachella. The Specific Plan proposes the following land uses:

- A mixture of residential product types, including an active adults/or-oriented village, totaling approximately 9,536 dwelling units;
- Approximately 305 acres of mixed use areas, which include commercial retail, high density residential, resort, and entertainment uses;
- A college/university overlay to allow for institutions of higher learning with an emphasis on healthcare;
- Approximately 71 acres of school (3 elementary schools and 1 middle school);
- Approximately 395 acres of parks, greenways, and amenity centers;
- Approximately 119 acres of circulation uses, including arterials, major, and secondary roadways;
- Approximately 68 acres of Agricultural Production areas;
- Approximately 794 acres of natural open space, including drainage channels and trails;
- A potential multi-story, high-rise building; and
- A proposed entertainment center/venue and performing arts theater

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy  | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input checked="" type="checkbox"/> Energy Commission                   | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date November 14, 2022 Ending Date December 14, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>The KPC Group</u>
Address: <u>3880 Lemon Street, Suite 420</u>	Address: <u>9 KPC Parkway, Suite 301</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Corona, CA 92879</u>
Contact: <u>Kevin Thomas</u>	Phone: <u>951-782-8812</u>
Phone: <u>951-543-9868</u>	

Signature of Lead Agency Representative:  Date: 11/14/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.